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6 Cardle Close, Forest Town, Notts, NG19 0PU  
Substantially reduced £220,000

**John Sankey**  
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# Cardle Close

## Forest Town

\*\*\* SUBSTANTIALLY REDUCED TO £220,000 \*\*\* An absolutely immaculately presented and deceptively spacious Detached Bungalow which has been loved by the current owners for many, many years. We were immediately impressed on entering the light and airy hallway where you will find doors to all of the bungalow's accommodation. There are TWO DOUBLE BEDROOMS, a spacious lounge with a uPVC door providing lovely views and access out to the rear garden, there is a kitchen offering plenty of storage space and display cabinets and a modern shower room with a mains fed shower. Externally the property has beautifully manicured gardens to both the front and rear with a central patio area to the rear garden making it perfect for entertaining or enjoying those summer evenings along with a driveway providing off road parking comfortably for at least two to three cars and a GARAGE with up and over door.

Cardle Close is located in a very well regarded and popular location with this bungalow being positioned in a small cul-de-sac. Amenities close by include bus services, local shops and schools. It is very rare in our opinion to find a bungalow in such fantastic condition and therefore we would strongly recommend booking an early viewing.



### How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the hill to the traffic lights by Fittapart, turn left into Carter Lane B6030 continuing straight ahead until reaching the traffic lights by Forest Town church, continue straight through the lights past the local shops and then turn left into Holly Drive, follow Holly Drive to the bottom, turn right into Holly Road and then immediately left into Cardle Close following round to the left, the property is then located on the right hand side in a small cul-de-sac clearly marked by one of our signboards.

### Ground Floor



### Entrance Hall

Accessed via a uPVC double glazed door. The entrance hall is beautifully presented and neutrally decorated which is a theme throughout this property. There is a central heating radiator, coving to the ceiling and a dado rail. Internal doors lead to all of the bungalow's accommodation, there is loft access and a cupboard which houses the boiler and hot water cylinder.

### Lounge

20'5" x 11'6" maximum  
A fantastic size main reception room benefitting from uPVC double glazed windows and door providing plenty of natural light to the room and views and access out to the garden, there is a stone effect gas fire centrepiece which sits as the central feature along with coving to the ceiling, there are two central heating radiators, television and power points and an oak glazed door leading into the kitchen.

### Kitchen

12'11" x 7'8"  
This superbly presented kitchen comprises of a comprehensive range of wall and base units, cupboards and drawers with integral appliances including a fridge, a Bosch oven with a four ring electric hob and fitted extractor above, complimentary tiled splashbacks, feature downlighting to the wall units, double sink and drainer unit with a mixer tap, uPVC double glazed window to the rear aspect providing views to the garden and a door at the side giving access, there is space and plumbing for a washing machine, tiled flooring and central heating radiator.

### Bedroom No. 1

11' x 9'5"  
This double bedroom benefits from a uPVC double glazed window to the front aspect flooding the room with plenty of natural light, fitted wardrobes are also a feature providing plenty of storage space, a central heating radiator, coving to the ceiling and power points.

### Bedroom No. 2

9'11" to wardrobe x 8'3"  
The second bedroom is again a double benefitting from fitted wardrobes to one wall, a uPVC double glazed window to the front aspect, central heating radiator, coving to the ceiling, television and power points.

### Bedroom No. 3

7'9" x 7'9"

In our opinion this is a generous size third bedroom having a uPVC double glazed window to the side aspect providing natural light, central heating radiator, coving to the ceiling and power points. This room does offer versatility and it could also be utilised as a home office depending on your requirements.

### Shower Room

A modern shower room offers a three piece suite incorporating a low flush w.c., a vanity sink unit with plenty of useful storage beneath and work surface atop, there is a walk in mains fed shower cubicle with a fitted glazed shower screen, there is modern tiling to the walls and floor, a chrome heated towel rail, spotlights to the ceiling and a uPVC double glazed window to the side aspect.

### Outside

#### Gardens Front

The front has a meticulously manicured garden with a lawn and bark borders with an array of shrubs planted, a driveway which continues to the side of the property offers parking comfortably for at least two to three cars and leads up to a brick built garage which has an up and over door, power, lighting and a uPVC double glazed window to the rear with gated access to the garden.

#### Gardens Rear

A simply stunning rear garden which has been meticulously kept by the current owner. The garden itself incorporates a main paved patio area ideal for seating and entertaining while enjoying those summer evenings, there are dug out borders with plenty of shrubs planted, an outside tap, gated access to the driveway and a greenhouse behind the garage is to be included within the property sale.

### Additional Information

Tenure: Freehold

Council Tax Band: B

